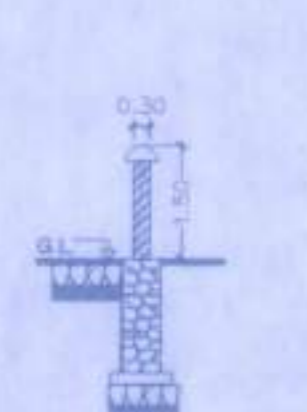
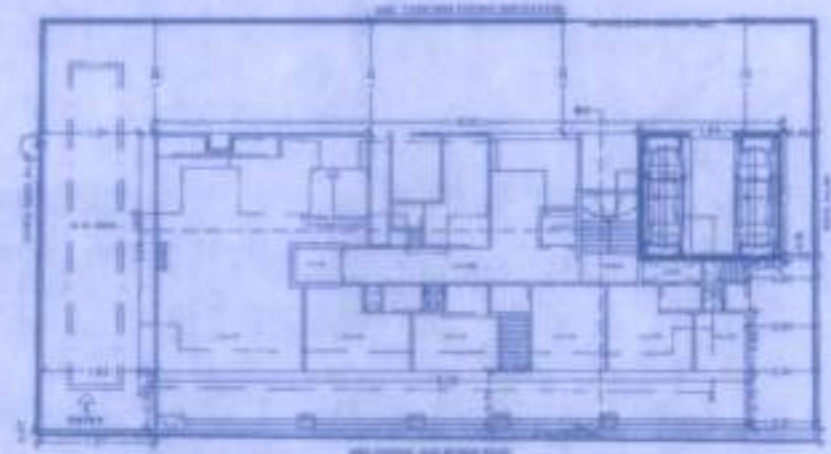


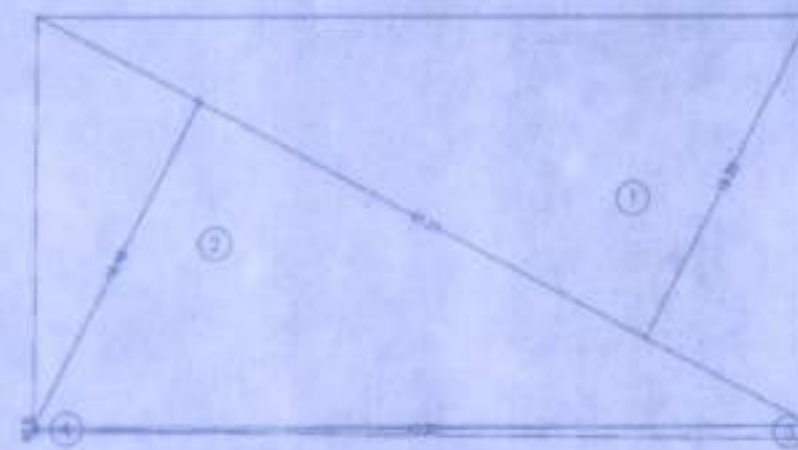
SECTION THROUGH U. G. TANK  
SCALE - 1:100



SECTION THRO' COMPOUND WALL  
SCALE - 1:100



BLOCK PLAN  
SCALE - 1:500



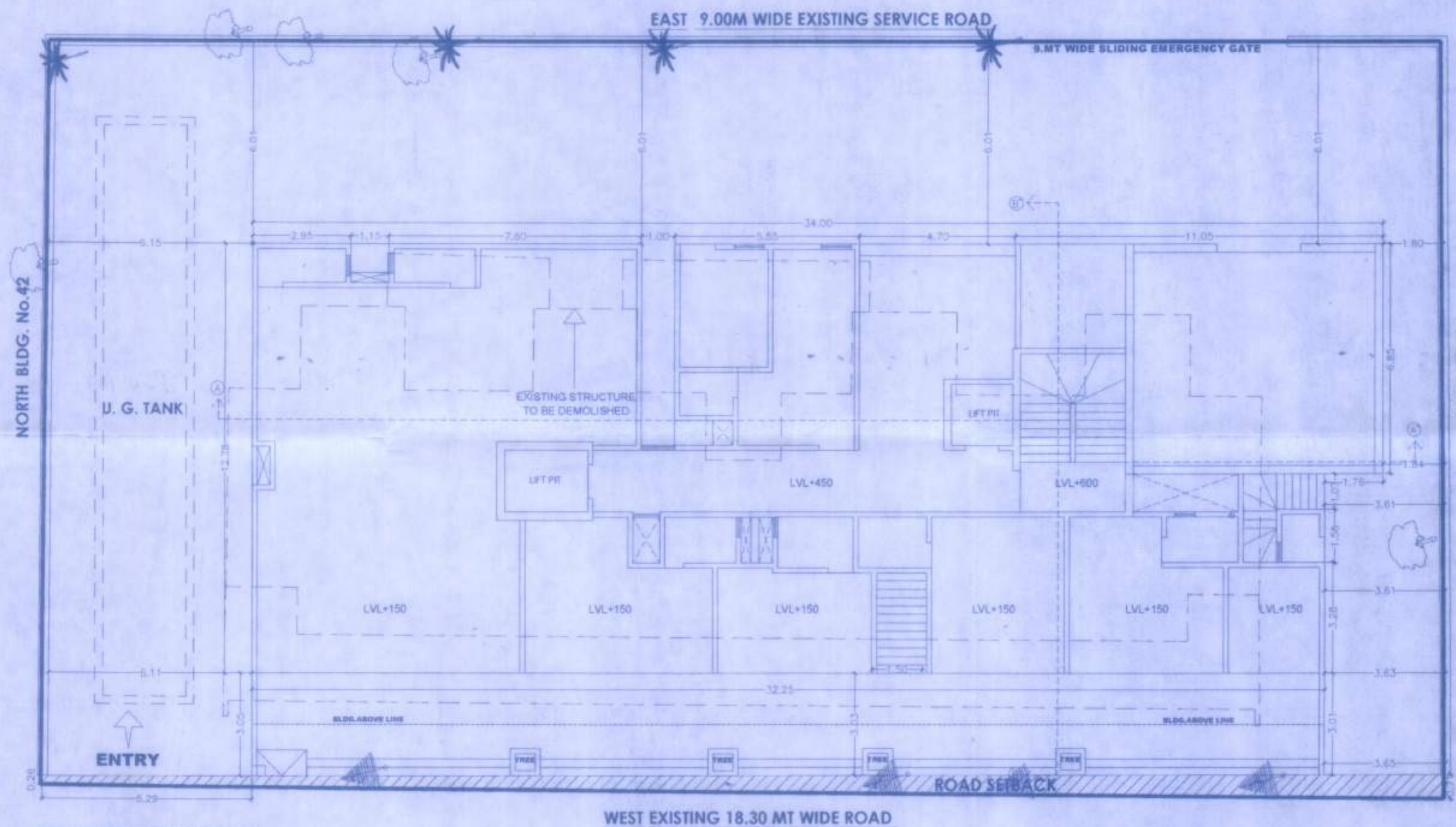
PLOT AREA LINE DIAGRAM  
SCALE - 1:500

PLOT AREA CALCULATION AS PER SITE MEASUREMENT

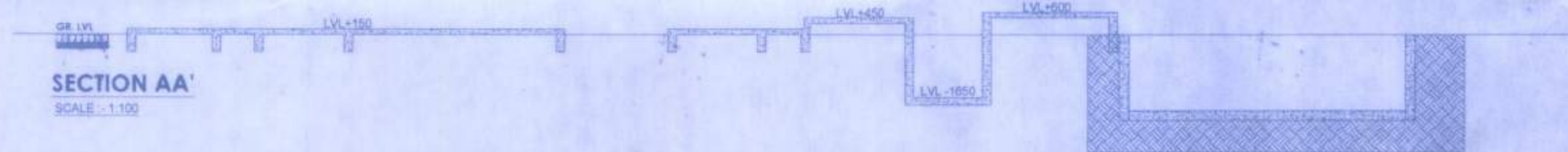
BLDG. NO. 41	Area	Area	Area
1	1/2 X 10.50 X 18.44 X 1.10	=	102.06 SQ.MT.
2	1/2 X 18.44 X 36.41 X 1.10	=	353.30 SQ.MT.
3	1/2 X 42.20 X 0.71 X 1.10	=	302.30 SQ.MT.
4	1/2 X 42.20 X 0.25 X 1.10	=	104.04 SQ.MT.
	TOTAL	=	922.35 SQ.MT.



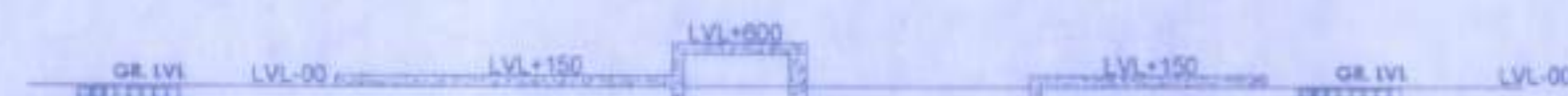
SITE U/R



GROUND FLOOR PLAN  
SCALE - 1:100



SECTION AA'  
SCALE - 1:100



SECTION BB'  
SCALE - 1:100

PROFORMA - A			
A. AREA STATEMENT		50 MT	50 MT
1.	(a) AREA OF PLOT (As per subdivision by MHADA)		922.35
	(b) AREA OF PLOT AS PER REVISED LAYOUT		910.25
	(c) AREA OF PLOT AS OFFER LETTER		910.25
2.	DEDUCTIONS FOR		
	(a) Road Set-Back Area		34.85
	(b) Proposed Road		50.00
	(c) Any Reservation (As per MHADA)		00.00
3.	BALANCE AREA OF PLOT (11) = 825.40		825.40
4.	DEDUCTION FOR THE RECREATIONAL GROUND		00.00
5.	NET AREA OF PLOT (11) = 825.40		825.40
6.	ADDITIONS FOR FLOOR SPACE INDEX		
	(a) 100% (10) ROAD SETBACK AREA		00.00
	(b) 100% (10) (Reserved to 10% of 5 above)		00.00
7.	TOTAL AREA (11) = 825.40		825.40
8.	FLOOR SPACE INDEX PERMISSIBLE		00.00
9.	ADDITIONAL FSI ALLOTTED BY MHADA (NO. 41)		
	(a) Existing built up area		00.00
	(b) In lieu of 2.50/300 sq		00.00
	(c) In lieu of Proviso for 65 X 30 Tenent		00.00
	(d) Additional FSI quota for		00.00
10.	TOTAL PERMISSIBLE BUILT UP AREA		00.00
11.	TOTAL PROPOSED BUILT UP AREA		00.00
12.	FSI CONSUMED (As per MHADA) = 10/7		00.00
B. DETAILS OF FSI AVAILED AS PER DCPR 31(3)			
1. NON-RESIDENTIAL FSI BUILT-UP AREA COMPONENT			
	(a) Non Residential Built-up Area		00.00
	(i) Permissible FSI Area (0.25 X 80%)		00.00
	(ii) Area Claimed FSI Area		00.00
2. RESIDENTIAL FSI BUILT-UP AREA COMPONENT			
	(a) Residential Built-up Area (11 - 825.40)		00.00
	(i) Permissible FSI Area (0.25 X 80%) Existing linear free 20% height		00.00
	(ii) Area Claimed FSI Area		00.00
C. TENEMENT STATEMENT			
	(i) Proposed Area		00.00
	(ii) Less Deduction of Non-Residential Area		00.00
	(iii) Area Available For Tenements (C. 3) - (C. 2)		00.00
	(iv) Tenements Permissible (Density of Tenements/Hectare)	00.00	00.00
	(v) Tenements Proposed	00.00	00.00
	(vi) Tenements Existing	00.00	00.00
	(vii) Total Tenements ON The Plot	00.00	00.00
D. PARKING STATEMENT			
	(i) Required Car Parking By Regulation (residential + non residential)		00.00
	(ii) Required min. 35 Vehicle + non res. 10% Car Parking By Regulation		00.00
	(iii) Total residential + non residential Car Parking Required	00.00	00.00
	(iv) Car Parking Proposed As Per Concession		00.00
	(v) Maximum 50% Additional Parking Permissible as per DCPR 31(1)(b) 52.6/2 =		00.00
	(vi) 50% Additional Parking Proposed As Per Concession		00.00
	(vii) Total Car Parking permissible		00.00
	(viii) Total Car Parking Proposed		00.00

- NOTES -
- 1) ALL DIMENSIONS ARE IN METERS
  - 2) SCALE USE
  - 3) FLOOR PLANS = 1:100
  - 4) BLOCK PLANS = 1:500
  - 5) LOCATION PLANS = 1:4000
  - 6) THE PLANS ARE PROPOSED AS PER PROVISION OF DCPR 2034
  - 7) GUIDELINES ISSUED IN E.O.D.B. IS FOLLOWED.
  - 8) THE ARITHMETIC CALCULATIONS CHECKED BY ME AND ARE FOUND IN CORRECT.

CERTIFICATE OF AREA :  
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 21/09/21 AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED IN SITE AND THE AREA SO WORKED OUT IS 922.35 SQ.M. (NINE HUNDRED TWENTY TWO POINT THREE FIVE)

SIGNATURE OF THE ARCHITECT

PROFORMA - B

STAMP OF APPROVAL OF PLANS:

Approved subject to conditions mentioned in this office letter No. MUM-2-2116/2021  
Date: 28 FEB 2022  
*[Signature]*  
The Project Director, Maharashtra Housing & Area Development Authority

JOB TITLE: Proposed Redevelopment of Existing Building No. 41 KNOWN AS 'TAGORE NAGAR' SUSWAGATAM CHS LTD. C. T. S. No. 355 (PT), OF Village Hariyali Tagore Nagar Vikhroli (E) Mumbai 400083.

NAME AND SIGN. OF OWNER: For Adityaraj Landmark *[Signature]* Partner

CONTENTS OF SHEET :  
GROUND FLOOR PLAN, LOCATION PLAN, BLOCK PLAN, SITE U/R, PLOT AREA DIAGRAM AND CALCULATION, SECTION THROUGH COMPOUND WALL AND U.G. TANK, SECTION AA'

JOB NO.	DWG NO.	SCALE	DATE	DRWN BY	CHK BY	REV. NO.
	1/1	AS STATED	25.12.2021	NAMTHA	ANKIT	—

NORTH

*[Logo]*  
A-5, ABHAY APARTMENT, LINK ROAD, N/R DON BOSCO SCHOOL, BORIVALI (WEST), MUMBAI - 400 052

**ANKIT M. MAKANI**  
Registered Architect  
CA/2016/78764  
**ANKIT MAKANI**  
REG. NO. CA2016/78764